



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Design Review Subcommittee 7/13/16 Approved Minutes

Subcommittee Members in Attendance: Peter Griffin, David Demers, Tom Garden, Babar Kahn and Brenda Behling

Staff Present: Laura Scott, Community Development Director

Applicants Present: Chris McCarthy, Karl Dubay, Randy Knowles, Joel Silverwatch

The meeting was called to order at noon with pledge of allegiance

David made a motion to approve the 3/9/16 draft minutes as written. Tom seconded the motion. 4-0-1 in favor with Babar abstaining.

Motion was made by David to nominate Peter as Chair. Babar seconded the motion. 5-0 in favor. Motion was made by Peter to nominate David as Vice Chair. Brenda seconded the motion. 5-0 in favor.

Laura provided an update on other potential applications that the Committee will be seeing in the near future.

David disclosed that he is very involved with Enterprise Bank but believes that he can be impartial in reviewing this project.

Chris (owner) did an overview of the project. Karl (engineer) did an over of the material submitted to the Committee.

Joel (architect) did an overview of the building plans.

Buildings A & B are residential in scale and he reviewed the building plans, material and design proposed.

Building C has a similar color scheme and materials as the other 2 buildings and explained the details. The HVAC units will be on the far right of the building roof and screened from view. The back of the building has a distinct look from the front but is still compatible.

David asked if the clock will be illuminated and it was explained that it would be but that it would be dark sky friendly.

David said that he would rather see stone, as opposed to brick, on building A. Brenda feels that stone might be too cold and maybe a different color brick could be used. Tom like the brick with this style of building.

The applicant will talk to the bank about brick vs stone and come back to the Committee on this.

Tom mentioned that the west and east elevations need to be switched for building C. The applicant will fix this.

Tom asked why type of glass would be used in the copula because if it is not glazed or opaque the interior needs to be finished since you can see into it. The applicant will look into this.

The rock walls will be retained on site and used as part of the landscaping.

David likes buildings B & C and A without the brick. Babar agrees.

Brenda would like to see samples of the brick and stone with the proposed colors. A question was asked about the color of the overhangs on Building C. They are to look like copper green but will not be made of copper.

David asked about dumpsters for buildings A & B. Karl explained that there is one dumpster for the site behind building C and that the other two buildings will use hand carts/totes. The tras removal process proposed was explained.

Brenda questioned the 8' sidewalks and it was explained that they were that size due to car parking overhang.

Randy explained landscaping details on sheet 10 and the construction material of the wet pond and retaining wall.

Tom asked why there was a proposed retaining wall and fencing around the wet pond. Karl explained it was due to NH DES AoT permit requirements and safety/engineering standards.

Babar asked what size the wet pond was. Karl explained it is 40'x80' and 6' deep.

The applicant is considering adding a fountain or aeration devise and lighting but that has not been decided yet. The redi-rock wall will be complimentary to what is on the building. The colors need to be specific.

There will be concrete sidewalks with colored pavers that complement the buildings and each other. Again, the colors need to be specific.

The Committee would like the applicant to bring back samples and the specific color names for the proposed pavers, concrete sidewalks, redi-rock walls and the buildings. This specific information will need to be added to the plans.

Peter questioned the stream and WWPDP and how that interacts with the wet pond. Karl explained how the applicant is proposing to treat the stormwater and the stream/WWPD and how they are separate and not impact the hydrologic flow.

Peter would like to see roses and/or lilacs incorporated into the project to complement those on the Fellows/Mesiti property. Randy explained that there are roses as part of the landscaping plan and he will check about the lilacs.

Peter asked about using heritage plants. Randy will look into that and where feasible, add it to the plans.

David and Breda commented on how they like the plans and were pleased that the regulations were followed.

Babar asked about potential connections to abutting properties. Karl explained about the ongoing discussions with abutters and how connections could be made.

Laura mentioned that when the previous application has been submitted a few years ago, the applicant was receptive to the placement of a plaque/historic narrative on the site talking about the history of the site/area. This not included on this plan set. The applicant is willing to do this and would be looking to HDC/HC for the text. Laura mentioned that content could be added later but the placement of the plaque should be noted on the plan.

Babar asked about the Rt 111 turn lanes/improvements being shown on the plans. Karl explained the ongoing discussion with NHDOT and what will be required.

Babar asked about the waiver being requested for the parking setback from the ROW. Babar asked if there was any mitigation being proposed. Karl explained that they could not do plantings in the NHDOT ROW but that there is landscaping where appropriate.

David made a motion to support the waiver. Tom seconded the motion. Babar supports the motion but like to see more mitigation proposed. 5-0 to support the waiver request.

Tom asked about parking space standards.

Karl and Chris explained the proposed freestanding signs and why ZBA variance relief is being requested. David and Brenda support the request. Brenda would like to see more landscaping and stones used around the signs. The applicant said they would look into that.

Karl explained that the individual letters and logos will be illuminated, not the entire sign and background. Brenda felt that the sign for "Village Place" should be made more upscale and the colors on the sign should complement the buildings.

David made a motion to support the ZBA variance request. Brenda seconded the motion. Babar did not feel that it was appropriate as the Committee is advisory to the Planning Board. Peter pointed out that all Boards and Committees can take input. 4-1 with Babar voting against.

David made a motion to have the applicant come back to the Committee with revised/updated information on the freestanding signs and the samples/specific material/colors for the building facade, signs, redi-rock, pavers, and concrete. Brenda seconded the motion. 5-0.

The meeting was opened to the public for comment.

Carol Pynn commented that she liked brick for Building A and not stone, that she felt that the copula on building C was out of scale and too big, and she wanted to make sure that the stone walls were going to be reused onsite.

The next meeting will be July 27th at noon.

Babar made a motion to adjourn. Tom seconded the motion. 5-0 in favor. The meeting adjourned at 1:20pm.

Submitted by Laura Scott, Community Development Director